

\$599,000 - 1502 49 Street Se, Calgary

MLS® #A2255653

\$599,000

4 Bedroom, 2.00 Bathroom, 1,149 sqft

Residential on 0.15 Acres

Forest Lawn, Calgary, Alberta

50 by 127 R-CG CORNER LOT / FACING FOREST LAWN ATHLETIC PARK / DEVELOPMENT OPPURTUNITY - 4 PLEX WITH LEGAL SUITE. Whether you are an investor, developer or looking for a house to live, this property is perfect match for everyone. Conveniently located across the street of Bob Bahan Aquatic centre and multiple schools nearby, it is unbeatable location. Easy access to 17 avenue and downtown makes this place more attractive to live or invest. This well maintained bungalow offers big living area, 3 bedrooms, 1 Bathroom upstairs and a fully developed basement with 1 bedroom, 1 bathroom and rec space. Hot water tank and furnace are recently updated. Extended double garage and driveway offers more parking spaces. This lot is zoned R-CG so, you can build 4-plex with 4 legal suites in each unit (subject to city approval). This property has lot of potential, so book your showing today to make it yours!

Built in 1960

Essential Information

MLS® #	A2255653
Price	\$599,000
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,149



Acres	0.15
Year Built	1960
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

Community Information

Address	1502 49 Street Se
Subdivision	Forest Lawn
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2A1S2

Amenities

Parking Spaces	2
Parking	Double Garage Detached
# of Garages	2

Interior

Interior Features	See Remarks
Appliances	Refrigerator, Stove(s), Washer/Dryer
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Wood Burning
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Playground, Private Entrance
Lot Description	Corner Lot, Rectangular Lot, See Remarks
Roof	Asphalt Shingle
Construction	Brick, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	September 10th, 2025
Days on Market	49
Zoning	R-CG

Listing Details

Listing Office	PREP Realty
----------------	-------------

Data is supplied by Pillar 9â,,ç MLSÂ® System. Pillar 9â,,ç is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â,,ç. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.